

1-1972

Park Forest South: A Whole New Town

New Community Enterprises

Follow this and additional works at: http://opus.govst.edu/region_pfs

Recommended Citation

New Community Enterprises, "Park Forest South: A Whole New Town" (1972). *Park Forest South*. Paper 10.
http://opus.govst.edu/region_pfs/10

This Article is brought to you for free and open access by the Regional Archives at OPUS Open Portal to University Scholarship. It has been accepted for inclusion in Park Forest South by an authorized administrator of OPUS Open Portal to University Scholarship. For more information, please contact opus@govst.edu.

Park Forest South

Typical Conventional Financing Information—i.e. refer p. 7 & 9, cash price \$26,250, 348 corresponding monthly payments at \$181.70 prin. & int. after 5% down payment of \$1350. ANNUAL PERCENTAGE RATE 7.85%. Refer p. 7, cash price \$29,590, 348 corresponding monthly payments at \$205.04 prin. & int. after 5% down payment of \$1490. ANNUAL PERCENTAGE RATE 7.85%. IMI additional.

a
whole
new
town

Park Forest South

A Whole New Town / Its Features and Its Faces

Pine Lake Woods

Fishing

Communications Services

Mass Transit

Townhomes & Condominiums

Cable Television

Governors State University

Riegel Farm Teen Center

Greenway System

Swimming

Homes & Apartments

Hickory School

Town Center

Thorn Creek Woods

Bicycle Paths

Governors Gateway Industrial Park

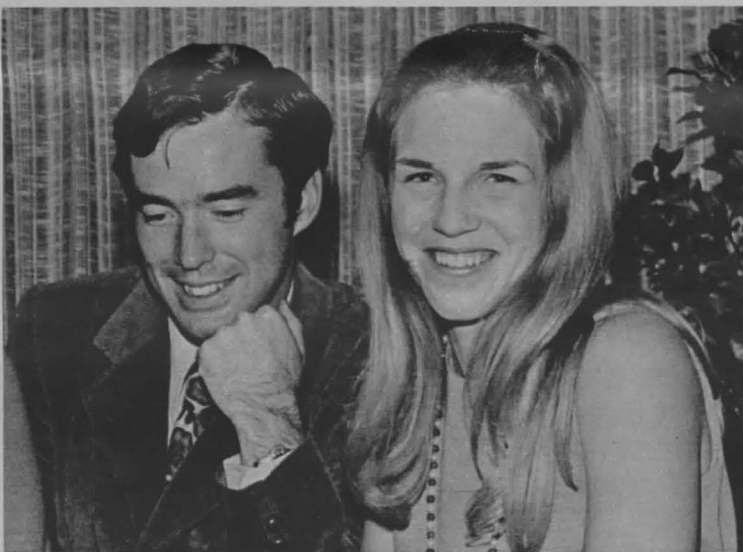
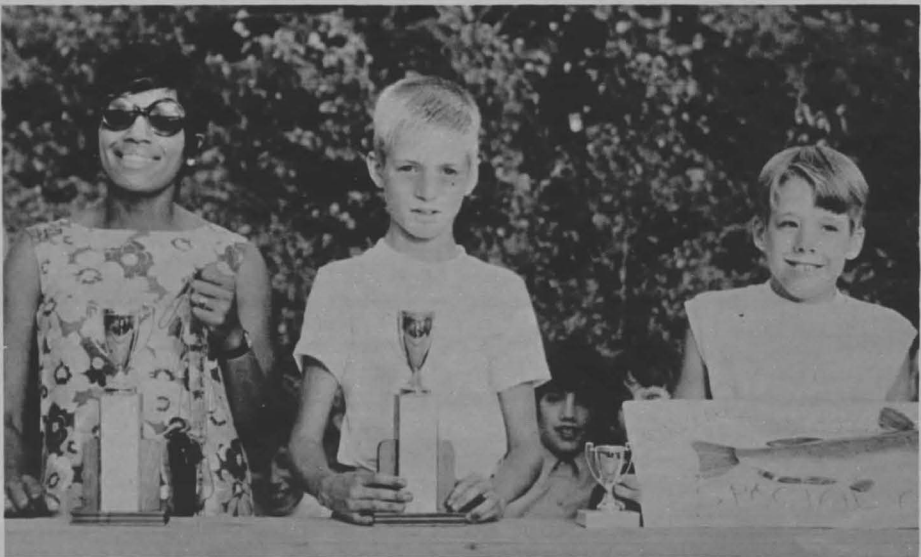
Illinois Central Commuter Service

Recreation Programs

H.U.D. Endorsement

Community Involvement

Country Club Living



A Bold New Alternative

A major event in the history of man's search for a better life is taking place today at the southern fringe of metropolitan Chicago. Here, in an area once known to Fox and Sauk Indians—and later settled by industrious German, French-Canadian, and Norwegian farmers—an 8,300-acre span of Illinois prairie and rugged forest has been charted, surveyed, plotted, planned, and designated **NEW TOWN**.

Today more and more people are thinking and talking about new towns—Brasilia, Reston, Columbia—even Park Forest, America's new town of the fifties. Now Park Forest South—new town of the seventies.

Park Forest South is a totally-planned new community, designed to incorporate within an attractive natural environment all the best elements of a complete city: housing, transportation, commerce, education, industry, and entertainment as well as religious, civic, and municipal activity. The design will provide a rich lifetime of experiences for a population expected to reach 110,000.

No Longer Immune. Why a new town? It's no secret that today's cities are in trouble, and it is becoming increasingly evident that the sacred suburbs are no longer immune to urban problems. In recent years, the sprawl of poorly-planned subdivisions has merely added to the fragmentation of society and the devastation of our environment.

A new town provides a bold new alternative to all this. It is an exciting frontier which welcomes innovative ideas and employs new skills in design, planning, and technology. It is the prime goal of new town planners to achieve a high order of coordination between the home, industry, education, and government. In Park Forest South these elements have been woven together to create a more durable fabric, a more beautiful pattern for life.

In a new town, systems work. Not because they are always *new* systems, but because they are designed and developed to complement each other. In a new town it is possible to create a mass transit system that does not tie up traffic and that actually serves people—pleasantly and economically; sewage treatment plants that do not pollute the drinking water; walkways safe from automobiles; school sites adjacent to open spaces; park-like industrial areas; commercial centers which provide delightful social and cultural experiences—and much more.

In a new town, *health care* means *protection* of the entire family, not merely treatment of the sick and injured.

Communications means a vast new world of electronic services, protecting homes from fire and theft, directing traffic, providing instant data retrieval for homes and classrooms, and making available, through coaxial cable television, the greatest possible choice of educational, civic, and entertainment programs.

Numerous Life Styles. A new town offers excitement, activity, and a variety of human experiences unknown to the traditional suburb. This variety is expressed in a wide spectrum of attractive housing opportunities.

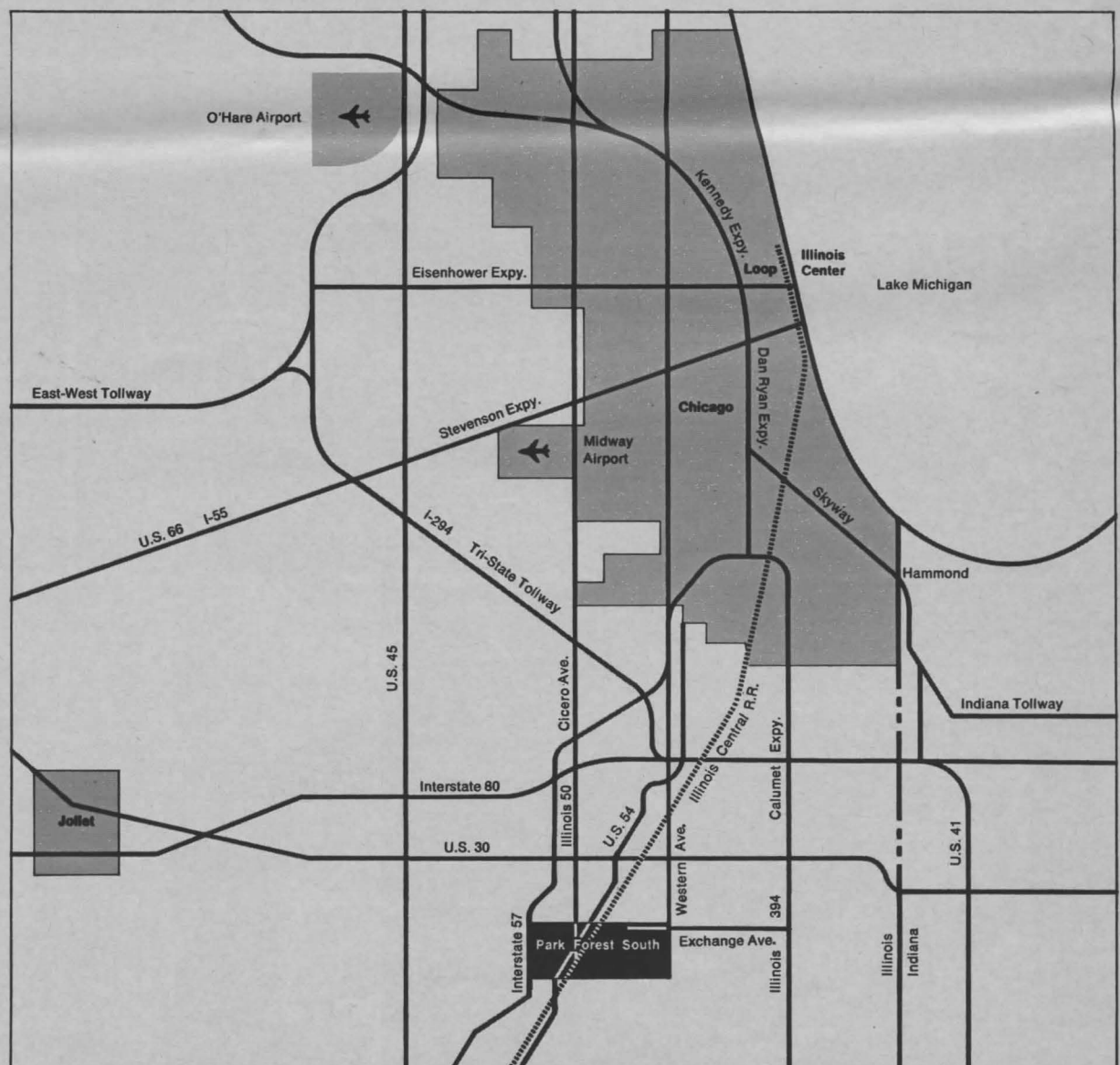
In Park Forest South the young family, the retired couple, the university teacher, the artist, the laborer, the industrial executive—all can find a pleasant home. A source of variety, too, is the range of commercial, industrial, educational, and cultural institutions readily at hand, contributing diverse ideas, interests, tastes. A think-alike, look-alike community, old or new, is not a *real* town.

Where should a new town be built? Certainly not in some remote area without access to population, a market, employment, transportation, etc. Park Forest South's location within the major metropolitan community, with easy access to rail and highway transportation, links it to the myriad cultural and economic resources of the giant city. Though self-sufficient in many ways, the new town does not stand alone. It is truly a part of the larger community.

Utopia? By no means. *Escapists* dream of Utopia. New town planners, builders, and residents are modern *realists* who see today's problems clearly and meet them with today's solutions. There will be mistakes—some happy, some sad. But here, in the new town of Park Forest South, there is a better chance for a better life than you have known before. **Park Forest South is the affirmative alternative. Don't miss it!**

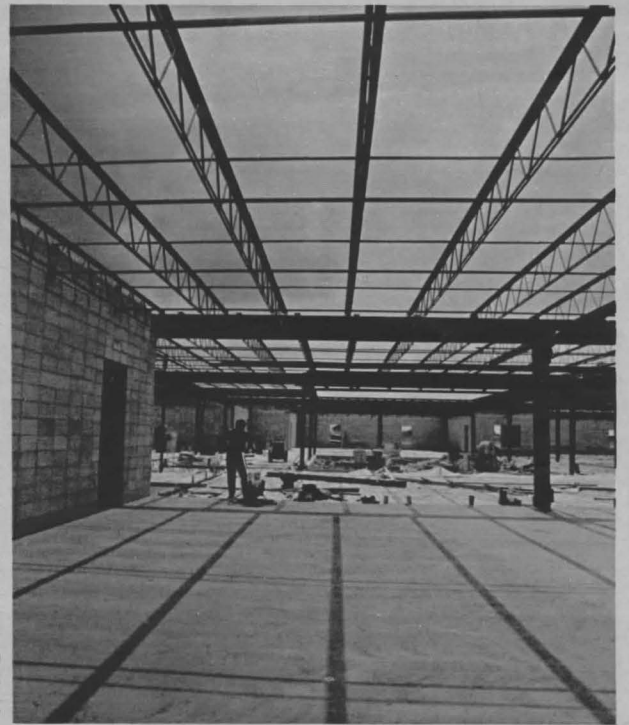
New Town Views

1. Groundbreakings are a common occurrence in a new town, but digging in for the new Fire Department was a very special event.
2. When completed in February, 1972, the new Hickory School will provide "open-space" learning areas for innovative education programs.
3. There's almost always a bridge game going at Burnham Lodge, private clubhouse for Burnham Oaks families.
4. Spiritual ecology—An open-air worship service brought residents of all faiths to the shore of Pine Lake on Labor Day morning.
5. The first building of its kind in the world—A huge prefabricated arch will house an all-season ice rink in Park Forest South.
6. Park Forest South Day Camp—Indian lore, sunburn, field trips, cutting and pasting, swimming, peanut butter sandwiches—and lots of togetherness.
7. Little Leaguers are big hitters in Park Forest South.





1



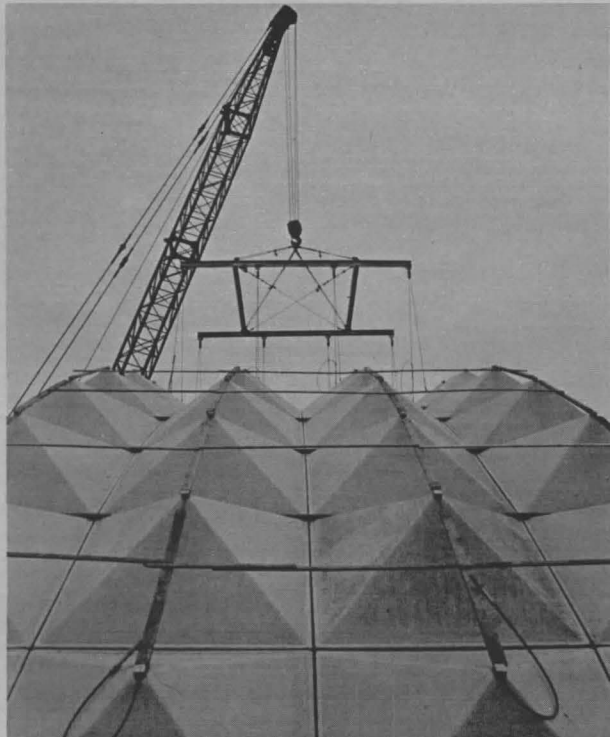
2



3



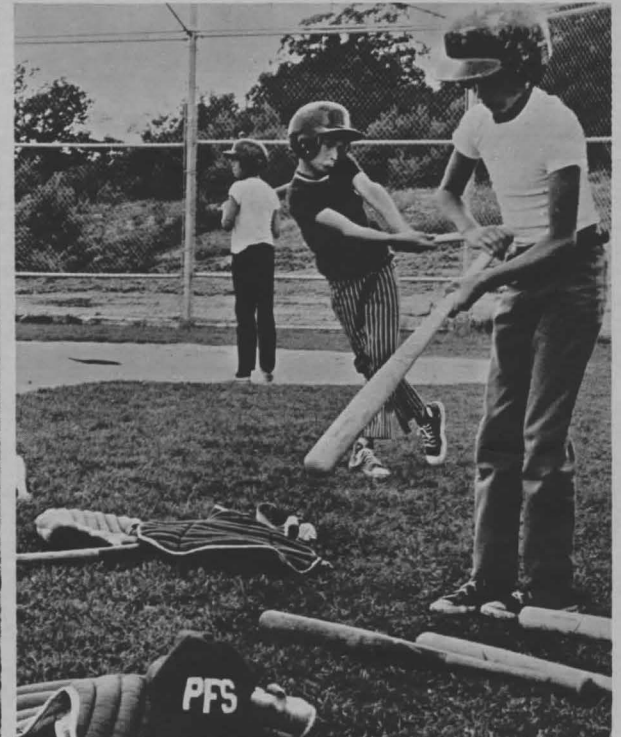
4



5



6



7

Burnham Oaks Apartments

Freedom and Privacy



Garden Apartments

Unusually spacious apartment living is offered in the 2 story garden style apartments of Burnham Oaks. Wide open green spaces between buildings provide privacy and freedom not often available to the apartment dweller. Styled in an attractive Mansard roof design, Burnham Oaks offers one, two, and three bedroom apartments.

Outstanding features include individual gas heat and air-conditioning units, a separate utility room, indoor-outdoor storage, front and rear entrances, a private balcony or patio, master antenna system, wall-to-wall carpeting, and bus service to commuter trains.

Every Burnham Oaks resident is provided these outstanding recreational facilities: Use of Burnham Lodge and swimming pool, planned recreational programs, putting green, shuffleboard, and children's playground areas.

One bedroom	\$195 per mo.
Two bedrooms	\$245 per mo.
Three bedrooms	\$280 per mo.

Planning For Fun

A comfortable lounge for parties and meetings, a game room for ping pong and billiards, a piano and a blazing fireplace to gather around—all these features combine to make Burnham Lodge the center for both celebration and relaxation. And during the summer months, the most popular spot for Burnham Oaks water sprites and sun worshipers of all ages is the swimming pool at Burnham Lodge.

This beautiful facility is the first of many neighborhood recreation centers planned for Park Forest South.



New Community Enterprises

759 Burr Oak Lane
Park Forest South, Illinois 60466
Phones: 312/534-6501, Chicago 568-1500

City Sophistication With Country Charm

5 Story Midrise Apartments

Rising above all else with breathtaking views, the midrise apartments combine unusual sophistication and charm. These luxurious buildings provide each tenant a new and contemporary mode of apartment living.

Privacy is secured by a formal lobby and the most advanced electronic security system available. Convenience is highlighted by full laundry facilities and walk-in lockers on every floor. Other features include fully applianced kitchens with oven, range, dishwasher and disposal, individual air conditioning units, huge closets, wall-to-wall carpeting, drapes and rods, bus to commuter trains, and use of Burnham Lodge and swimming pool.

1 bedroom, 1 bath from \$190.

2 bedrooms, 1½ baths from \$230.

2 bedrooms, 2 baths from \$245.

(Includes gas heat, gas oven and range, scavenger service and water utilities)

All prices shown in this publication are effective February 29, 1972, and subject to change thereafter.

Planning For Health Care

Planning a better way of life means planning a total program for the delivery of health services. For this reason, the developer has set aside forty acres to be contributed as the site for a major medical center to be located in Park Forest South.

Local citizens, in cooperation with the developer, Governors State University, and representatives of the health care professions, are working toward the establishment of a community general hospital to be affiliated with a Chicago teaching hospital. In addition, their program will include neighborhood centers to provide various outpatient services, emergency treatment, and meeting rooms for health-oriented groups.

The involvement of Governors State in such a program is of particular significance since the university's mandate places great emphasis on community service as well as education for the paramedical professions.



Ridgemoor

Overlooking the new Park Forest South Golf and Country Club, Ridgemoor offers 5 completely furnished model homes in ranch, mid-level, and split-level designs ranging in price from \$23,490 to \$33,290, including a 70' x 121' fully improved homesite. Three, four, and five bedroom designs (some with full basements) with time-proven, functional floor plans are available.

All Ridgemoor homes are carpenter-built on-site and reflect a unique blend of modern technological advances and proven construction methods. The price includes such features as wall-to-wall carpeting, fully insulated exterior walls and ceilings, removable wood windows, insulated glass patio doors, and much, much more.

The models are open daily and Sunday 10 A.M. to 7 P.M. and are located on Western Avenue at Ashridge, 5 blocks south of Exchange Ave.

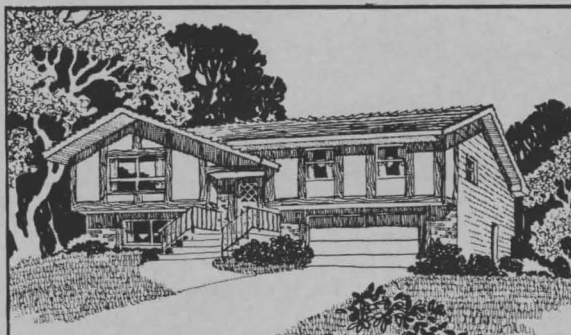
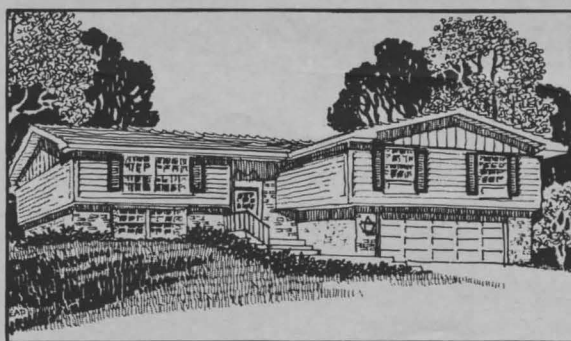
NO CLOSING COSTS!

Liberal VA, FHA Financing Available

As Low As 5% Down

Conventional Financing to Qualified Buyers

Phone 568-1500 Chicago/534-6501 Suburban



Hickory Ridge

Adjacent to the new Hickory Elementary School, Hickory Ridge proudly presents 3 completely furnished single family model homes priced from \$29,590 in raised ranch and bi-level designs. These 3 bedroom homes feature and include completely finished family rooms, 2 full baths, attached 2 car garages, large utility rooms, and fully improved 70' homesites.

Every Hickory Ridge home has a virtually maintenance-free face brick and insulated backed aluminum siding exterior that affords each homebuyer a wide selection of color and texture. Also included is a choice of oak hardwood floors or wall-to-wall carpeting, full width concrete driveways, and custom design features not usually found in this price range.

The models in Hickory Ridge are located on Blackhawk Drive, 1/2 mile south of Exchange Avenue and are open daily and Sunday 10 A.M. to 7 P.M.

Phone: 568-1500 Chicago/534-6501 Suburban

5% Down

Conventional Financing Available

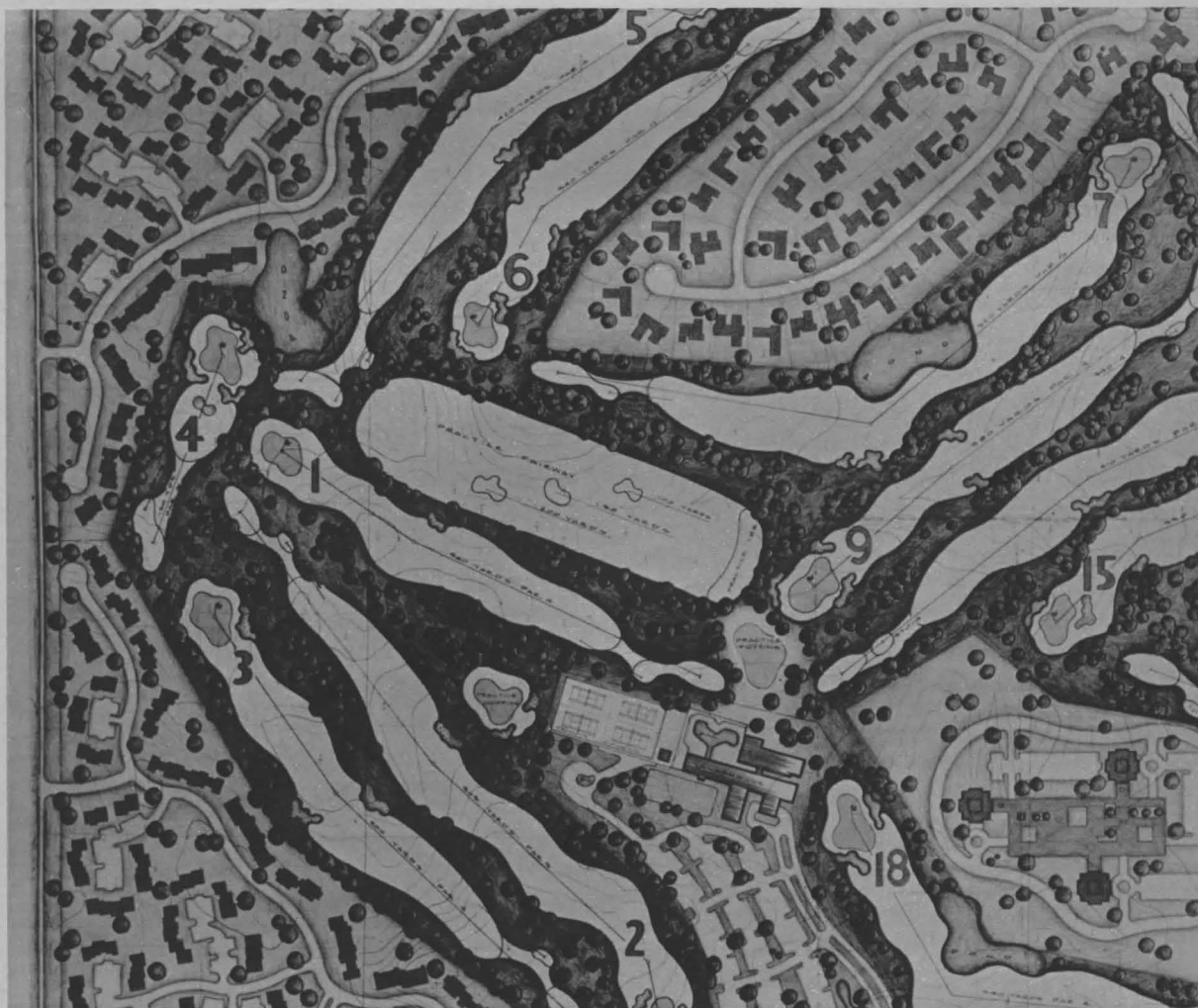
Park Forest South Country Club Properties

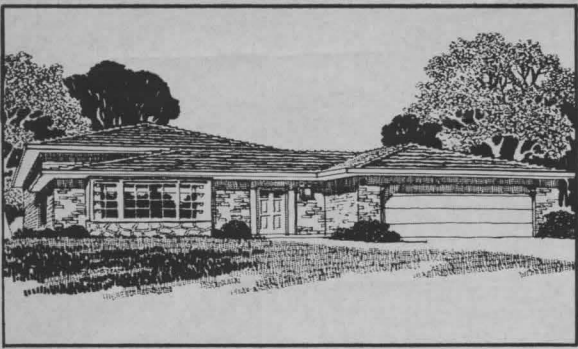
The 290-acre planned country club and residential development shown at right features a 140-acre eighteen-hole championship golf course. The design for the par 72, seven thousand yard course, created by Edward Lawrence Packard, enhances the natural rolling terrain and provides ponds bordering the course and fronting on the residential areas.

The plan includes a clubhouse-recreation building, offering facilities for various all-season sports, including indoor swimming pool, handball courts, and men's and women's health clubs. The building will also contain a dining room, cocktail lounge, and pro shops for golf and tennis.

Surrounding and intermingled with the fairways will be a development of gracious townhomes, apartments, and condominiums as well as a neighborhood of luxurious custom-built single family homes.

The golf course is now under construction east of Western Avenue. It is scheduled to open in the spring of 1973, at which time the clubhouse will also be completed. Plans for the residential development are presently being considered by the Village, and occupancy is being projected for the fall of 1972.





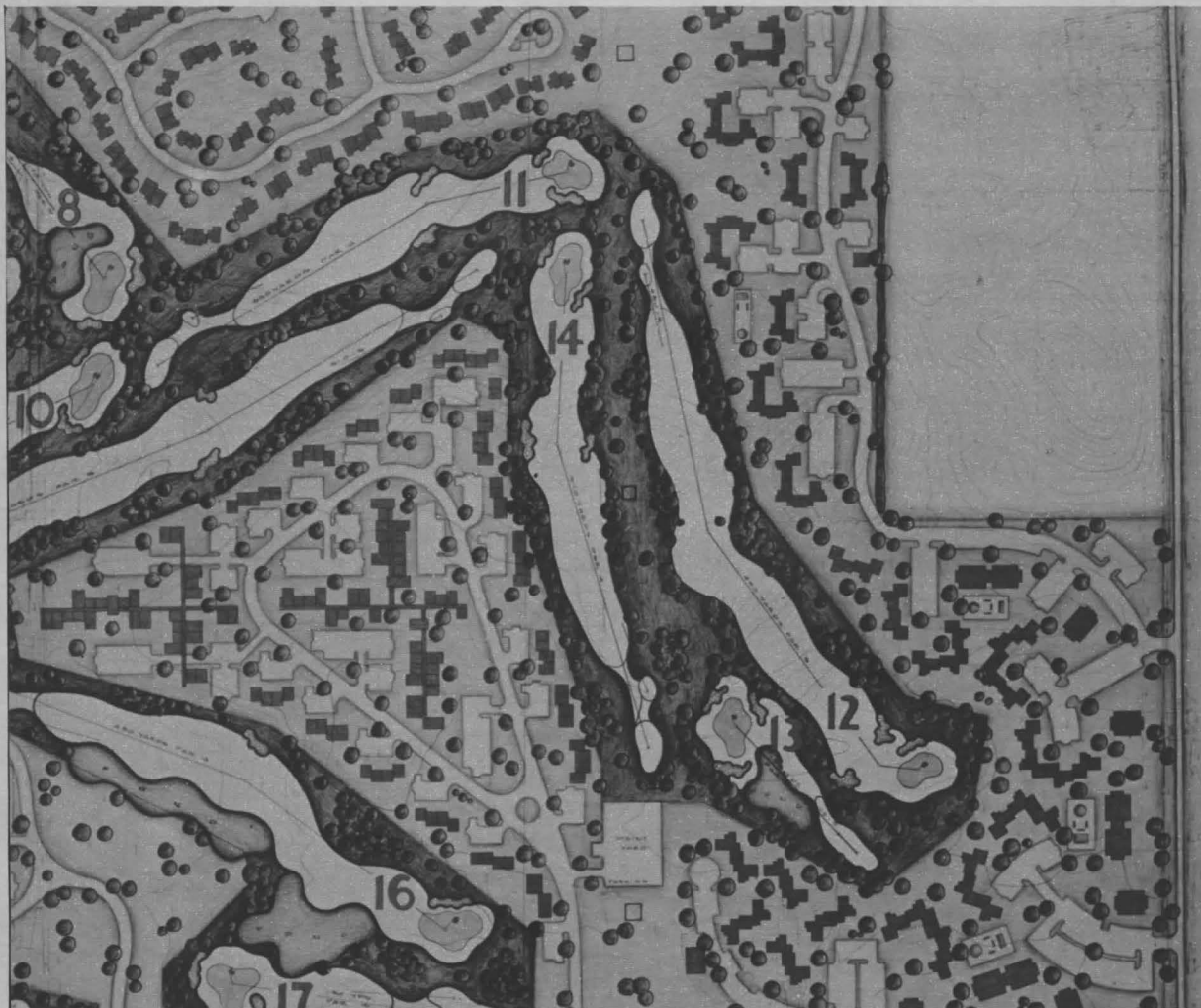
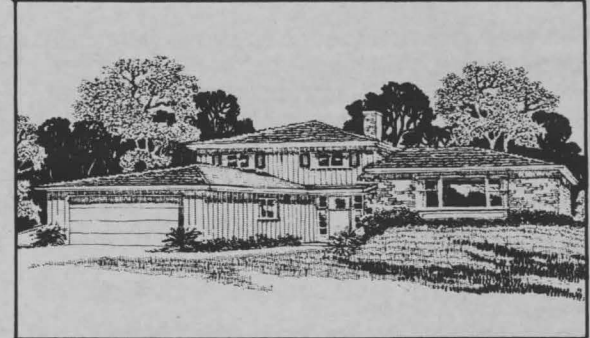
Blackhawk Woods

Choice wooded homesites on low-traffic curvilinear streets are an outstanding feature of Blackhawk Woods, a planned 110 single family home community recently opened by Hillcrest Builders, a respected name in custom designed residences in the south and southwest suburbs during the past eight years. Now open for inspection are 4 completely furnished models in ranch, split-level, and multi-level designs.

In addition to fully improved homesites on gently rolling, wooded terrain, Blackhawk Woods homes offer 3, 4, and 5 bedroom designs with completely finished family rooms, multiple baths, attached 2 car garages, and family-sized kitchens equipped with custom cabinets, oven, range, hood, and dishwasher.

Blackhawk Woods is located at Blackhawk Drive and Carol Lane, 4 blocks south of Exchange Avenue on Blackhawk Dr. Models open daily and Sunday 11 A.M. till dark. Phone 534-9056. Conventional financing available.

Priced from \$25,700 to \$34,900



Planning for Mass Transit

From the very beginning the planners of Park Forest South set out to design a town which would provide maximum mobility for all residents. The availability of electric commuter service to downtown Chicago via the Illinois Central Railroad is one of the major assets of the new community. The recent introduction of modern double-deck, air-conditioned passenger cars is the first phase of a program which will provide the ultimate in comfortable and convenient service. In addition, the railroad, cooperating with the developer, has agreed to extend its commuter line to a new terminus to be located in Park Forest South, adjacent to the university, the medical center and the industrial park.

Park Forest South will also have its own internal mass transit system, linking all neighborhoods with the town center, the high school, the university, and the commuter terminal. Although major breakthroughs in technology are anticipated, the transit network is being designed to function economically and efficiently under present conditions. Today an attractive new bus carries commuters to and from the commuter station. This service, which is currently offered free to residents, characterizes the developer's commitment to the mass transit concept.

The Townhomes of Russet Oaks

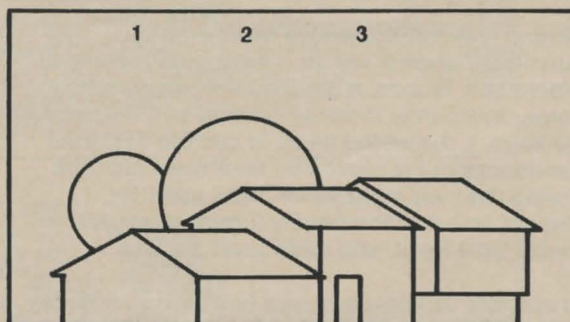
The Rustic-Modern Life Style

Nestled among the magnificent oaks and rolling terrain in one of the most beautiful areas of Park Forest South are the Townhomes of Russet Oaks. Offering two, three, and four bedroom designs that provide a modern style of living at the most economical price, these townhomes represent the ultimate in value.

The Whittier model (floor plan shown here), with 3 big bedrooms, 1½ ceramic baths, full basement, family-sized kitchen equipped with refrigerator, oven, range, hood, dishwasher and disposal, wall-to-wall carpeting, complete landscaping, 2 patios with privacy fence and insulated glass patio doors, storm windows and screens, huge closets, and custom cabinetry, is priced complete at **\$26,250**

As low As 5% Down
Conventional Mortgage to Qualified Buyers

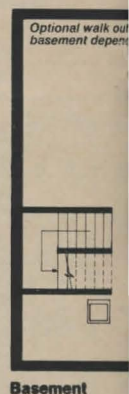
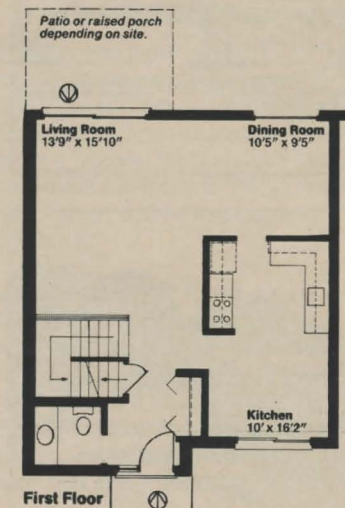
NO CLOSING COSTS!



1. The Kilmer—2 large bedrooms with full wall closets, huge master ceramic bath, completely applianced kitchen, large living room, wall-to-wall carpeting, 2 patios. Full price **\$20,550**

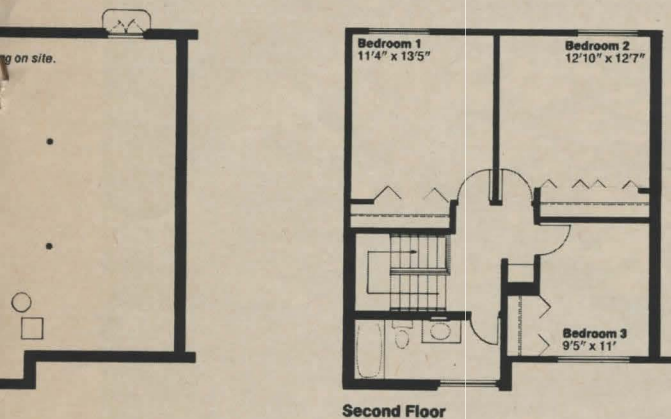
2. The Whittier—Description left, floor plans right.

3. The Bryant—4 bedrooms, 2½ ceramic baths, full basement, completely applianced family kitchen with breakfast area, wall-to-wall carpeting, 2 patios, huge closets. Full price **\$29,990**



Swimming Pool, Recreation Lodge, Complete Exterior Maintenance Provided.

As a member of the Townhomes of Russet Oaks Homeowners Association, you will be only steps away from a swimming pool, recreation lodge, tennis and picnic areas—with time available to enjoy these facilities because all exterior maintenance is provided.



Planning for Man and Nature

At the edge of Thorn Creek Woods—one of the last natural forests in Illinois—a new town is being born, a town in which nature's blessings may be found in abundance.

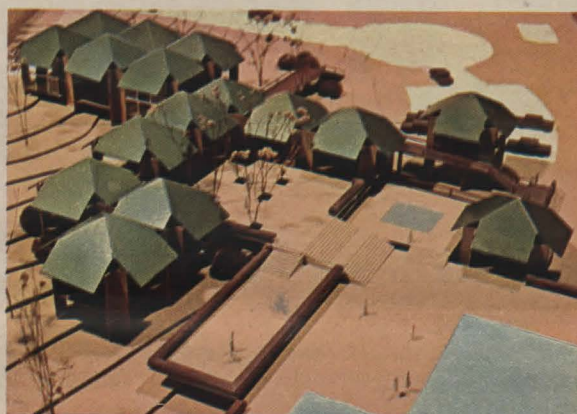
And this beautiful setting—grassy meadows, hills, ravines, creeks, lakes—so evident today, will remain forever, for Park Forest South is planned to grow in such a way that man and nature will live together here in harmony. In fact, it is Park Forest South's status as a "new community" which has

stimulated cooperation between local and federal agencies, making possible the acquisition and preservation of vast wooded areas with H.U.D. contributing 70% of the cost.

This is an open-space, recreation-oriented community—the ideal place to live, work, raise children, relax, play. In Park Forest South you can walk for miles along winding pathways, free from automobile traffic—or, if you are an active sports enthusiast, find golf, tennis, softball, tobogganing, riding, even sulky racing—close at hand.

What is Park Forest South all about? It's the sight of a mother mallard and her brood gliding silently across the sunset waters of Pine Lake. It's the sound of hammers and saws at Riegel farm, where teens and their parents are restoring a rural landmark as a recreation center. It's the delicious swirl of cool waters around your ankles when you go wading in Thorn Creek.

Less noise, less traffic, less pollution. These "impossible" dreams are the realities of life in Park Forest South.



Burnham Oaks Condominium

Taking Life Easy



For those who prefer the comfort, privacy and convenience of one-level apartment style living and want all the advantages of home ownership, Burnham Oaks Condominium can provide the answer. Coupled with the investment, equity and tax advantages offered by condominium living, are the towering oak trees and natural beauty that surround Burnham Oaks Condominium.

One, two, and three bedroom plans are available including such outstanding features as separate utility rooms, wall-to-wall shag carpeting, completely equipped kitchens, a balcony or patio, ceramic baths, front and rear entries, and central air conditioning.

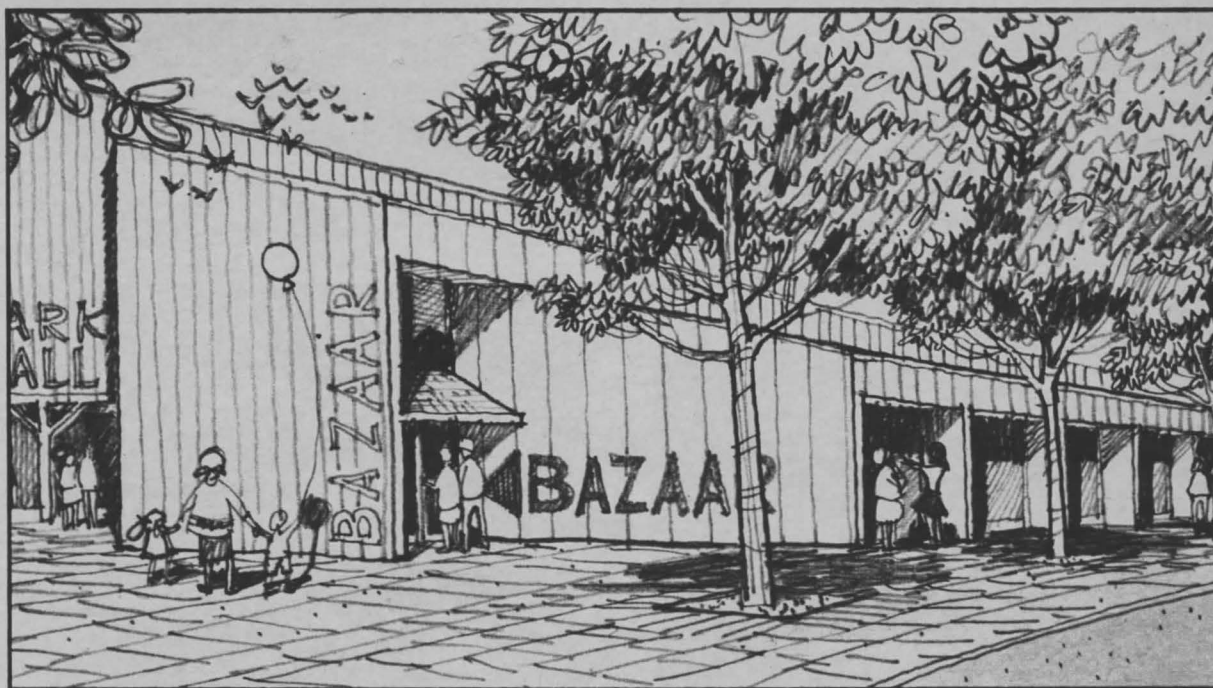
As a member of the Burnham Oaks Condominium Homeowners Association, each owner enjoys full property maintenance and the use of the Burnham Lodge recreation and swimming pool facilities.

One bedroom priced from \$18,900
Two bedrooms \$23,900
Three bedrooms \$26,900

Planning the Heart of a Town

The heart of Park Forest South will be a town center providing a gathering place for village government, entertainment, shopping, dining out—all the pursuits which give vigor and spirit to a community. The town center, which is now under construction, is conceived in a linear style and designed to segregate automobiles and pedestrian traffic.

Here, within walking distance of each other, will be found the municipal buildings, the supermarket, the bank, a sculpture garden, an indoor ice rink, restaurants, and a bazaar filled with specialty shops and boutiques. In Park Forest South you can mix business with pleasure.



New Community Enterprises

Partners for Progress

Park Forest South—a new town for 110,000 people! A total commitment as bold as this could be conceived, planned, built, and financed only by a developer with exceptional vision, experience, and management skills.

Such a developer is **New Community Enterprises**, founded by Nathan and Lewis Manilow, whose design, land development, and construction capabilities have been expanded by enlisting the participation of two great Chicagoland industries: Mid-America Improvement Corporation, a wholly-owned subsidiary of **Illinois Central Industries**. United States Gypsum Urban Development Company, a wholly-owned subsidiary of the **United States Gypsum Company**.

The resources of this great development team have been augmented by those of the United States Government. Park Forest South is the largest "new community" in the nation to be recognized and approved by the Department of Housing and Urban Development, which has authorized issuance of \$30 million in government guaranteed New Community Debentures to help finance land acquisition and development.

Park Forest South's ultimate destiny as a community of 37,000 homes is thus assured by this unique combination of participants:

- a major land developer
- two giant public corporations
- the Federal government

Manilow has been a recognized name in Chicago and Miami construction for more than thirty years. Park Forest, conceived by Nathan Manilow and his associates as an imaginative experiment to cope with the nation's postwar housing crisis, now houses more than 31,000 people in a totally-planned environment that was unprecedented in the forties and fifties, and is still unmatched in the seventies.

Park Forest has won world renown for its revolutionary design, its regional shopping plaza—the first of its kind in the Midwest—and for the quality of life enjoyed by its residents.

Over the years the Manilow organization has provided homes for more than 12,000 families in the Chicago area. The recent development of the multi-million dollar hotel-apartment complex in Miami, the Sheraton Four Ambassadors, is another major Manilow achievement.

Today, for the development of Park Forest South, Lewis Manilow, as the president of New Community Enterprises, has assembled an outstanding in-house group, including architects, engineers, planners, attorneys, designers, and experts in finance, construction, industrial development, and marketing.

The building of a total town requires a full range of planning and management disciplines in addition to building craftsmen, construction superintendents and operators of utilities, environmental services, and transportation.

Moreover, specific construction projects will require the participation of additional groups as well. Hillcrest Builders, for instance, recently began constructing a neighborhood of single-family homes in the new town.

Village Government. Professional developers, planners, and builders are not the only participants in the creation of Park Forest South. This town is unique among "new towns" in that it is an incorporated village with an established local government. The elected officials are Mayor Kenneth Koenig, now serving his second term in office, six trustees—Joseph Coatar, James McCormick, William Nesper, Thomas Oakwood, Frank Sweeney, and Vernon Young—and a village clerk, Mrs. Betty Christensen. Represented in this group are a teacher, a service station owner, a C.P.A., a housewife, a factory supervisor, two engineers, and a corporate executive.

In addition to these tireless and dedicated public officials, hundreds of residents serve on committees and commissions. Here is a town where people are *involved*, where eighty-two per cent of the voters turn out for a Village election!

Here is a town in which the developer's experience, skill, and vision are matched by the creativity, enthusiasm, and involvement of the people. Here is a new kind of town indeed!

Park Forest South is a new community assisted by the Community Development Corporation of the U.S. Department of Housing and Urban Development. At left—Village trustees meet with the developer and officials of H.U.D. in Washington, D.C.



University Town—With a Difference

Oxford, Cambridge, Heidelberg—many of the old world's most memorable cities have been known for centuries as university towns. But imagine a totally new town and a totally new university—planning, building and growing together. That is exactly what is happening in Park Forest South, a town destined to become a major center of learning.

Located in the heart of the new community, Governors State University has already greatly influenced the physical design for the town, just as the programs and people of the university are beginning to exercise a profound influence on the town's life style.

Open, Humane, Experimental. G. S. U. offers junior and senior level studies and a post-graduate curriculum leading to a Master's degree. The mandate of this state-supported senior institution is to serve the people of Illinois and, in particular, the citizens of Chicago's south metropolitan area, many of whom have completed two years of junior college work. The university has been planned as an open, humane, experimenting, flexible, innovative learning center. Its total curriculum and unique goals represent such a radical departure from traditional educational programs that it would seem that the only logical location for such an institution would have to be a community as new and innovative as the university itself.

Unquestionably, the choice of Park Forest South as the university site was encouraged and welcomed by the developer of the town, whose contribution equivalent to two hundred acres helped to make the 753-acre campus a reality.

Achievements Only. No marks, no semesters, no departments, few classrooms, no dormitories, no academic ranking of instructors—these are a few of the characteristics which set G. S. U. apart. Students attend ungraded eight-week courses, work at their own pace toward goals determined in cooperation with the faculty, and build a permanent record of *achievements* only.

And, whenever possible, students' learning experiences take place in the community itself—rather than in conventional lecture halls and laboratories.

The very names of the colleges which compose the university are a far cry from the familiar. No College of Fine Arts. No College of Engineering. Rather, the four initial colleges—titled Cultural Studies, Human Learning and Development, Environmental and Applied Sciences, and Business and Public Service—are immediately identifiable with today's special needs.

Herculean Task. It was the pressing urgency of these needs which prompted Governor Ogilvie to set an opening date for the university two years ahead of that originally scheduled.

University president William Engbretson and his administrative team thus found themselves assigned to the herculean task of planning, building, and staffing an interim facility for opening in the fall of 1971, while simultaneously proceeding with construction of the permanent 400,000 square foot building to be occupied in 1973. Thanks to their successful efforts, 728 students were able to enter G. S. U. on September 13, 1971.

The 110,000 square foot temporary building—constructed and leased to the university by New Community Enterprises—is located in Governors Gateway Industrial Park and will later be turned over to industry. The construction of the building—and the supplying of necessary utilities and improvements—provided more than tangible evidence of the spirit of cooperation which exists between the university, the developer, and the new town.

Commuter Students. G. S. U. students are a new breed. Their average age is twenty-seven. They are commuter students. Many are employed full or part time and married, with families. Some are returning to their studies after a considerable time lapse.

Future Impact. Within a few years Governors State University will acquire an enrollment of approximately 10,000. This rapid growth will parallel that of the new town itself and will undoubtedly influence nearly every aspect of life in Park Forest South.

Such an institution, dedicated as it is to community service, will provide an environment rich with cultural activities (art, drama, lectures), sports events, recreational activities, and other cooperative programs.

The university will have a great economic impact as well, offering employment to many Park Forest South residents, stimulating local commerce, and benefiting individual home owners concerned with such matters as future property values and resale potential.

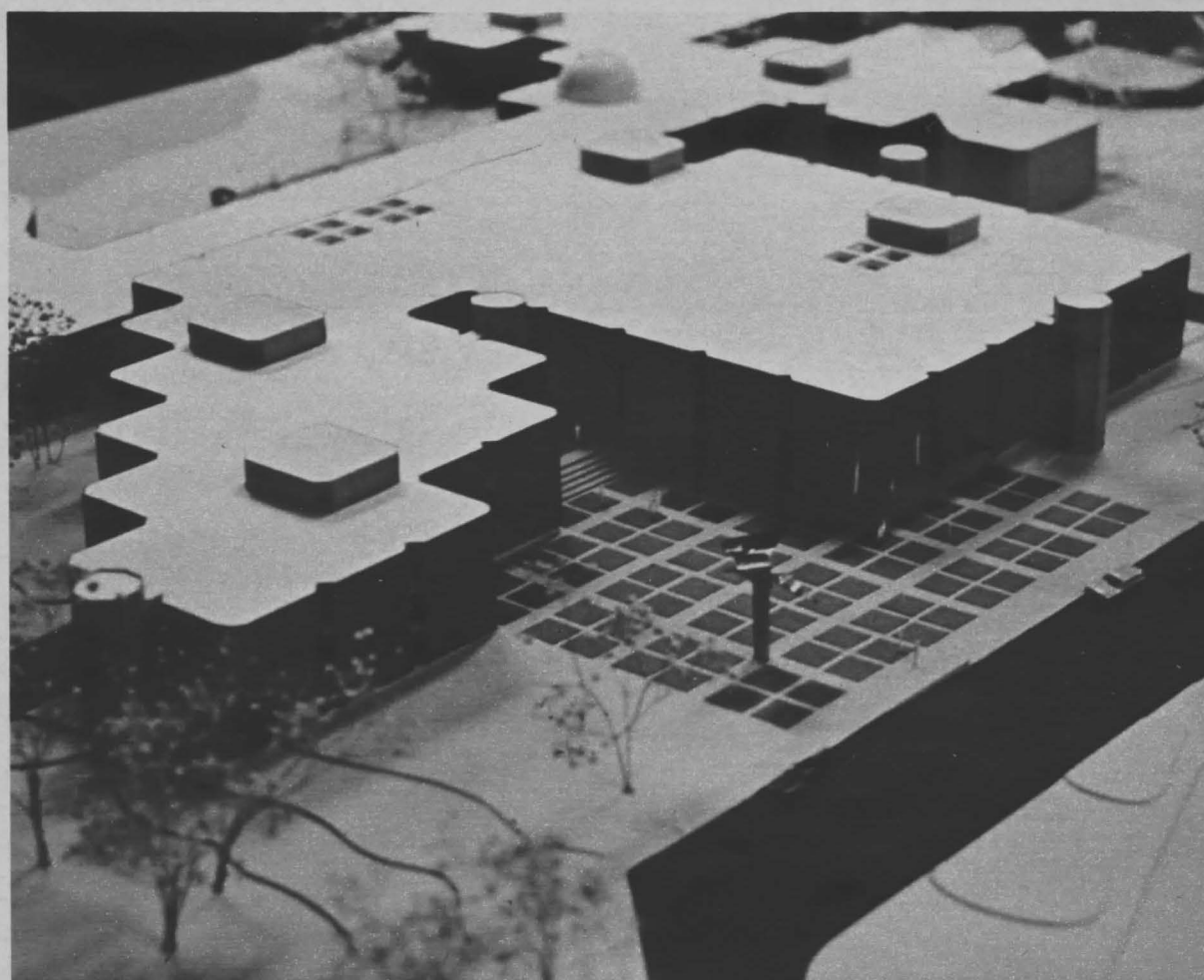
Perhaps most important, the people of the university—faculty members, administrative staff, and other personnel—will bring to the new town, as residents, neighbors, and friends, a lively intellect, a wealth of talent, and a high capacity for creative community involvement and service.

Governors State. Another Oxford? Another Princeton? Probably not. But great things are happening at G. S. U. New ideas and systems are being generated here which may well lead the way to a new relevancy in American education and to new relationships between communities and universities in the years to come.



Above: G.S.U. president, Dr. William Engbretson (left), and Dr. Keith Smith, vice president for administration, warmly welcome students on opening day.

Below: Model of the permanent university, now under construction.



Governors Gateway: Enter Industry

Your choice of a new home in Park Forest South may well mean the beginning of numerous new job opportunities for you and your family.

Certainly not all who live in Park Forest South will work here. But the new town is planned to provide a rational balance of jobs and workers.

Many employment opportunities are being created in Governors Gateway Industrial Park, by far the largest and most attractive industrial complex to be created in the south suburbs.

Main Line Service. Already under construction on an eight hundred acre tract, Governors Gateway enjoys unrivaled accessibility. It is bounded on the west by Interstate Highway 57 and on the east by U.S. Highway 54. The Illinois Central Railroad parallels U.S. 54, and lead track facilities provide easy access to main line service. In addition, the industrial park lies within the Chicago Switching District.

The unique advantages of Governors Gateway will include the services of an adjacent I. C. commuter terminal, a major hospital-medical research complex, and, of course, Governors State University, which is emphasizing work-study programs. Motels, restaurants, and other commercial establishments will also be readily available.

"Wired City" Concepts. Of special significance to contemporary industries, however, may be the broad range of communications services which will be made available through the coaxial cable

network designed to serve and link all sectors of the new town. Electronic police and fire surveillance, accounting and computer services, and closed circuit television programming are but a few of the "wired city" concepts being designed and built into Park Forest South.

Industries in Governors Gateway will enjoy new standards of planning, landscaping, and traffic control; and modern ordinances and covenants have been established, setting realistic guidelines for the protection of property values and environment.

Unique Amenities. The American public's growing dread of pollution is a major consideration in all of the planning for this new town. The Park Forest South Utilities Company, for instance, is among the first in Illinois to offer tertiary (three-stage) treatment of sewage; moreover, a complete water recycling system for the town is now under study by the developer and environmental specialists at Governors State University.

The far-sighted planning and the availability of unique amenities make Governors Gateway a particularly desirable location for industries such as Wilson Laboratories, a division of Wilson Pharmaceutical & Chemical Corporation, which has under construction a \$7 million headquarters on a twenty-three acre tract in the park.

The developer and residents of Park Forest South are well aware of the advantages to be gained by the early establishment of a vigorous industrial climate in the new town. Aside from the

employment opportunities which will be made available, the growth of industry will broaden the tax base, greatly lessening the burden of individual home owners. Moreover, the location of industries in Park Forest South will increase the resale value of homes. The steady supply of new and transferred employees will assure a growing demand for housing throughout the vicinity for years to come.



Fred Olsen (left), president of Cor-Plex International Corp., demonstrates communications equipment to developer Lewis Manilow.



New entrance sculpture for industrial park.



Wilson Laboratories under construction.

Only the Beginnings

1966

- Manilow initiates plan for new town
- Developer purchases Utility Company and begins full-scale modernization

1967

- Park Forest South becomes an incorporated village and holds first election

1968

- Village annexes 1,200 acres and approves first comprehensive plan
- Illinois Central Industries becomes a partner in new town development
- Agreement to extend I.C. commuter line to Park Forest South

1969

- United States Gypsum Company becomes a partner in Park Forest South development
- Developer sets aside 40-acre hospital site
- First single-family home models open
- Break ground for Burnham Oaks Apartments

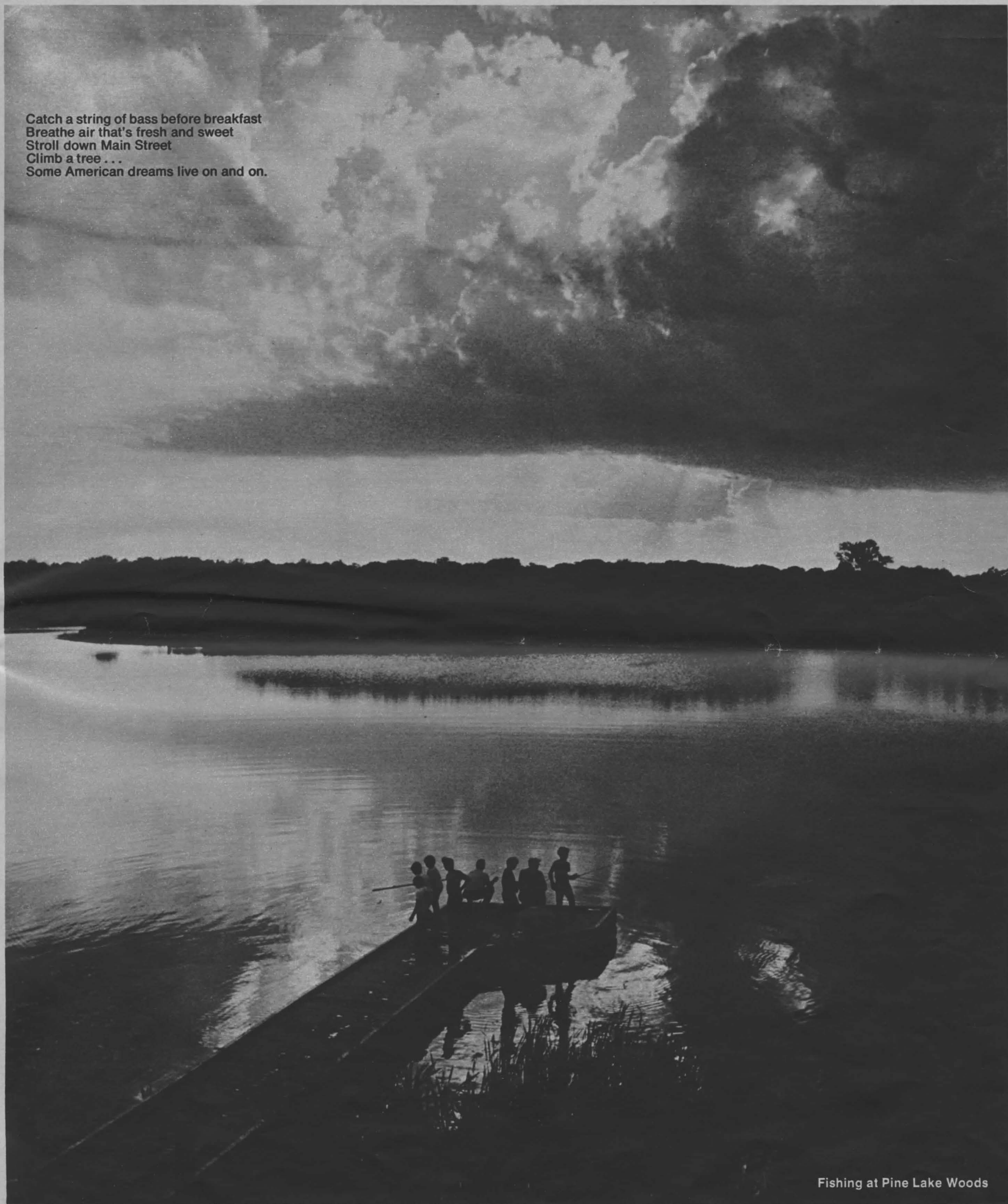
1970

- Governors State University acquires 753 acre campus in Park Forest South
- HUD designates Park Forest South as largest "new community"
- Burnham Oaks Apartments open
- Governor Ogilvie signs \$24,000,000 G.S.U. bill
- Inter-faith Council formed
- CATV communications system announced for new town
- Village Board approves new comprehensive plan to include G.S.U.
- Governors Gateway, 800 acre industrial park, opens
- Break ground for town's first elementary school
- Governors State commends Manilow for 200 acre land contribution
- Town doubles area by annexing 2,000 acres
- Burnham Lodge, community building and swimming pool, completed
- New Sewage Plant provides full tertiary (three stage) treatment

1971

- Developer issues \$30,000,000 U. S. Government Guaranteed Debentures
- Midrise apartments open at Burnham Oaks
- Developer contributes park and recreation land to village
- New golf course-residential neighborhood announced
- Five model homes open in Ridgemoor
- Governors State University breaks ground for permanent campus
- Wilson Pharmaceutical Company breaks ground for \$7,000,000 plant in Governors Gateway
- Russet Oaks Townhomes open
- Burnham Oaks Condominiums open
- Public Library and Inter-faith Center open
- Begin construction on first municipal building-fire station in town center
- First issue of Park Forest South *Post* published
- Governors State University opens in experimental interim campus built by developer
- Break ground for year-round indoor ice rink
- Pine Lake nature area opens with inter-faith worship service
- Hillcrest Builders open Blackhawk Woods models
- Riegel Farm, community recreation center, opens
- Hickory School ready for occupancy

Catch a string of bass before breakfast
Breathe air that's fresh and sweet
Stroll down Main Street
Climb a tree . . .
Some American dreams live on and on.



Fishing at Pine Lake Woods

Park Forest South

Residential Neighborhoods

Furnished models may be visited at these locations:

- A Burnham Oaks**
Mid-rise apartments
Garden apartments
Condominiums
- B Russet Oaks**
Townhomes
- C Blackhawk Woods**
Single family homes
- D Ridgemoor**
Single family homes
- E Hickory Ridge**
Single family homes

Existing Features

- 1 Temporary Village Hall**
- 2 Temporary Athletic Fields**
- 7 First Baptist Church**
- 8 Water Tower**
- 9 Village Merchants**
Convenience shopping and services
- 10 Burnham Lodge**
Swimming pool
Recreation center
- 11 Mercury Park**
Baseball diamond
Tennis courts
Football field
- 14 Public Library**
Interfaith Center
- 15 Hickory School**
New Elementary School
- 16 Riegel Farm**
Model farm and recreation center
- 17 Pine Lake Woods**
Fishing
Boating
Nature Trails
- 18 Golf Courses**
- 20 Governors State University**
Planning Building
- 22 Temporary Governors State University**
1971-1973 Classroom Facility
- 24 Richton Park Commuter Station**

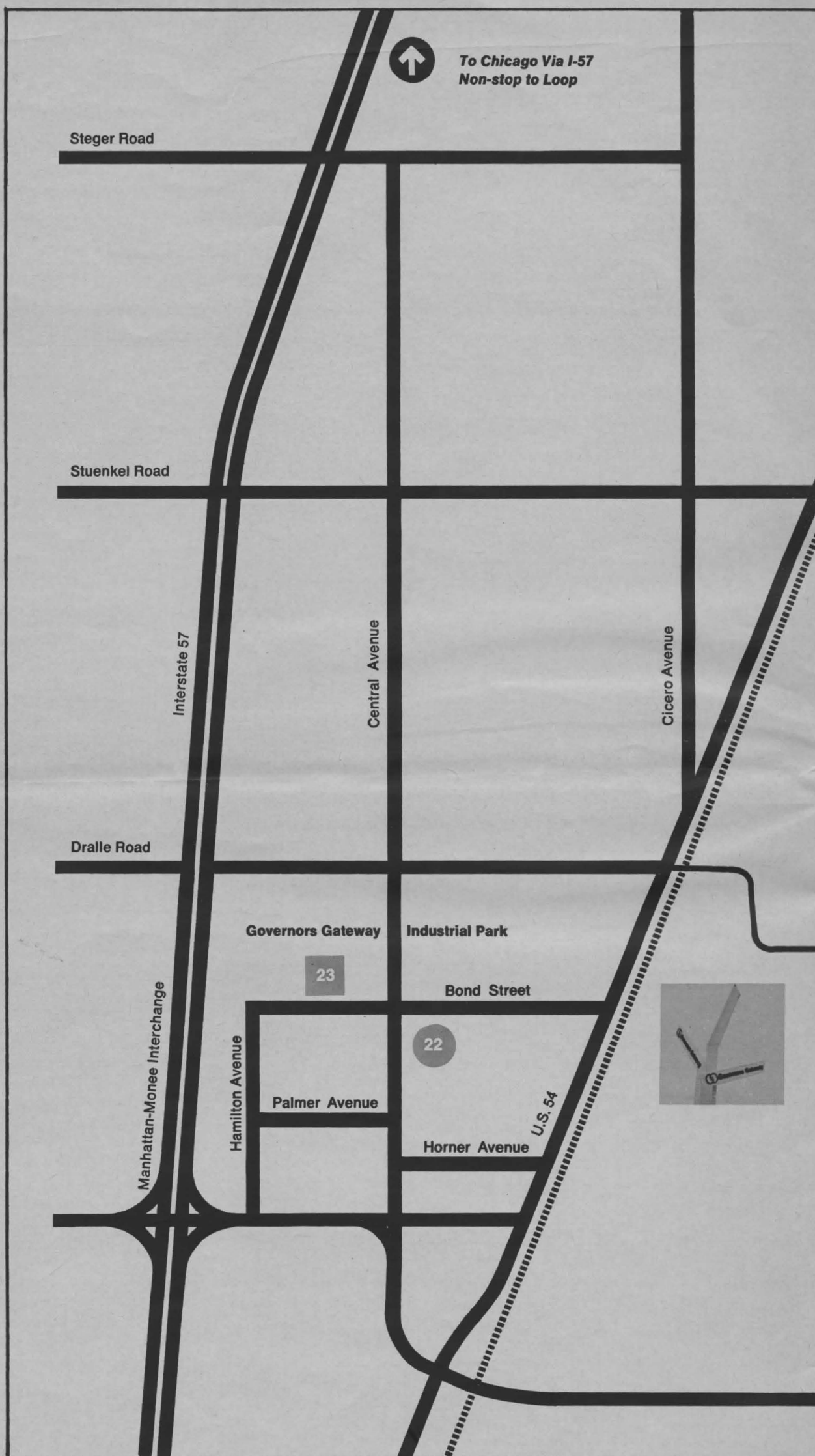
Future Developments

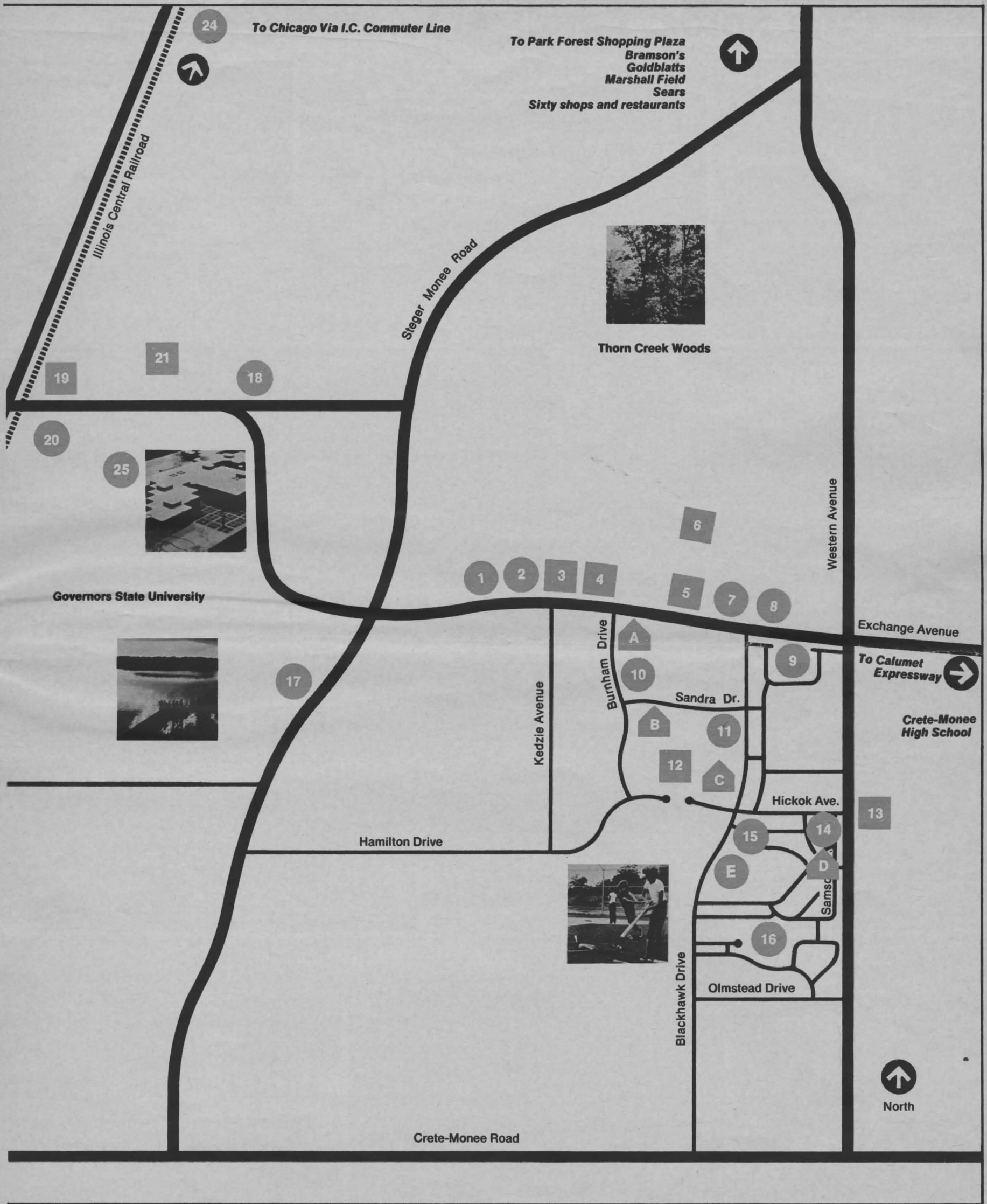
Features being planned or presently under construction

- 3 Cable Television Station**
City-wide communications system
- 4 Village Fire Department**
Temporary municipal offices
- 5 Town Center Phase I**
Shops, offices, entertainment
- 6 Sports Center**
Indoor ice rink
- 12 Sullivan Park**
Picnic grove
- 13 Golf Course**
Swimming pool
Club house
Homes and apartments
- 19 Illinois Central Commuter Terminal**
- 21 Medical Complex**
- 23 Wilson Laboratories**
- 25 Permanent University Buildings**
Opening 1973

Accessibility

Park Forest South is favorably located on the main line of the Illinois Central Railroad and served by several major highways. Interstate Highway 57, the new west leg of the Dan Ryan Expressway, forms the town's western boundary. The community is also served by U.S. Highway 54 (Governors Highway), Western Avenue, and Cicero Avenue. The recent completion of I-57 placed the new town within a forty-five minute drive of the Chicago Loop. The Tri-State Tollway is only a few miles to the north.





24

To Chicago Via I.C. Commuter Line

To Park Forest Shopping Plaza
Bramson's
Goldblatts
Marshall Field
Sears
Sixty shops and restaurants



Illinois Central Railroad

Steger Monee Road



Thorn Creek Woods

19

21

18

20

25



Governors State University



17

1

2

3

4

5

7

8

6

Western Avenue

Exchange Avenue

To Calumet Expressway



Crete-Monee High School

13

Hamilton Drive

Kedzie Avenue

Burnham Drive

Sandra Dr.

Hickok Ave.

Blackhawk Drive

Olmstead Drive

Sams



North

Crete-Monee Road

Park Forest South/A Whole New Town

